

IN THE HEART OF THE RUHR AREA

STEEL

STEEL-LOGISTIKPARK.DE



STEEL

NEW BUILD LOGISTICS PARK

Hall areas from 10,034 m² to 40,918 m²

TOTAL AREA

46,685 m²

Ruhrdeich 10
45525 Hattingen

STEEL

LOCATION

Central location in the Ruhr area

8 km to Highway 448

10 km to Highway 43

11 km to Highway 40

48 km to Duisburg-Logport

217 km to Antwerp

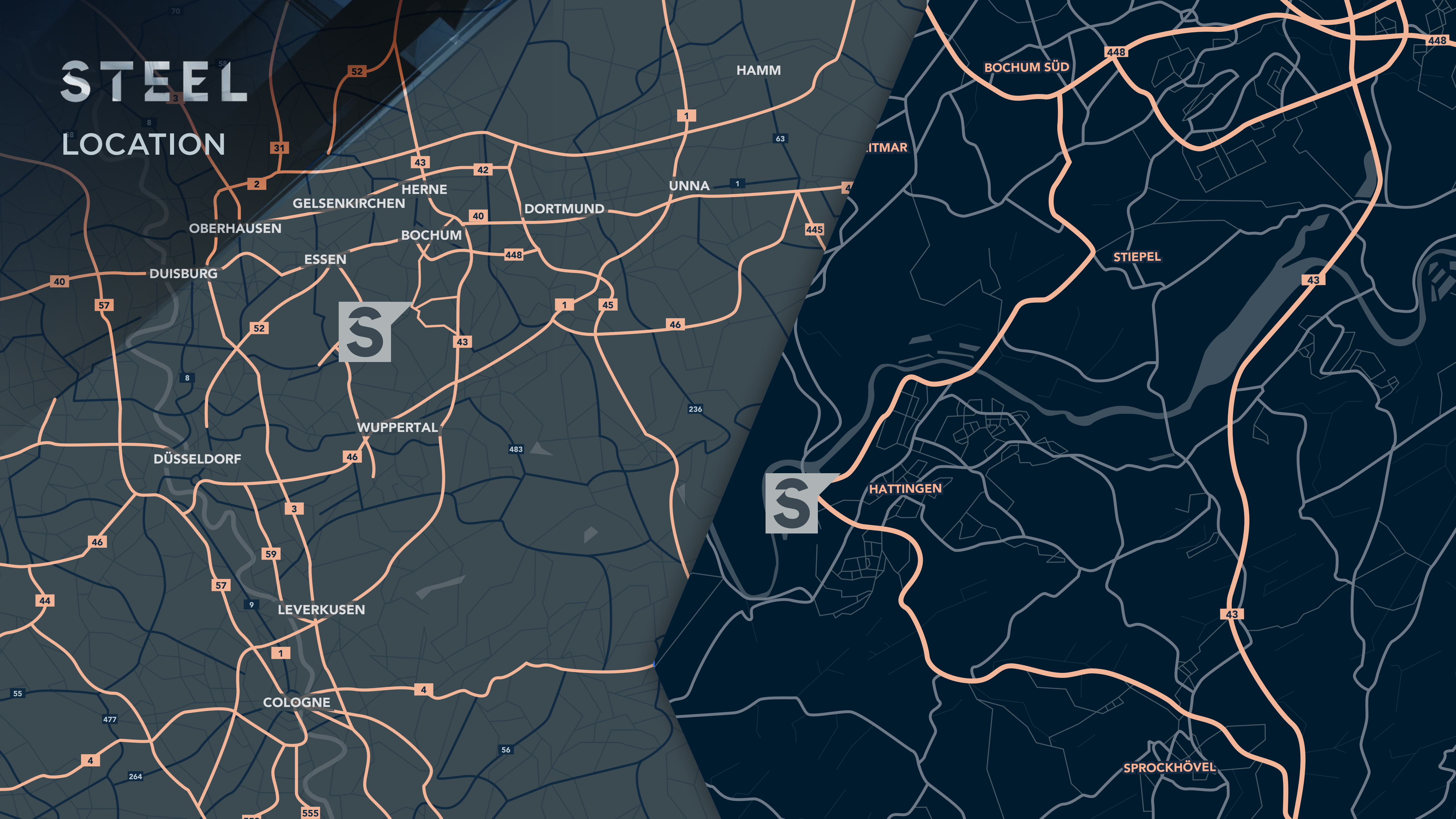
247 km to Rotterdam

The new STEEL-Logistics Park is located in Hattingen - in the heart of the Ruhr area, one of the economically strongest regions in Germany. The central location allows easy access to metropolitan areas such as Essen, Bochum, Duisburg, Dortmund and Düsseldorf. The proximity to major airports such as Düsseldorf and Cologne/Bonn as well as to Europe's largest inland port in Duisburg (Logport) offers additional logistical advantages.



STEEL

LOCATION



STEEL

SUSTAINABILITY

The Steel-Logistics Park is being developed in accordance with the latest GEG guidelines and modern standards. Various sustainable technologies will be used, including photovoltaic systems, heating systems based on renewable energies and e-charging stations for electric vehicles. To promote the well-being of employees, various well-being areas are being created, such as lounges with barbecue facilities, a table tennis table and a boules court. In addition, the outdoor area will be designed to be close to nature and insect-friendly, with wildflower meadows and fruit trees.



MOBILITY

EV charger for cars and bicycles



GEG 40 STANDARD

High level of energy efficiency



EU TAXONOMY REGULATIONS

Environmentally sustainable development



'A' RATING FOR EXCELLENT ENERGY PERFORMANCE

Solar Panel System for tenant use



ECOLOGICALLY VALUABLE LAYOUT

Buildings and outdoor areas promote biodiversity and are designed to be insect and animal friendly



RENEWABLE TECHNOLOGIES

Fossil Free Heating and Solar Power System



EPC A RATING

A rating for excellent energy performance



STEEL

OVERVIEW

Plot size approx.
72,000 m²

TOTAL AREA

Unit 1	11,780 m ²	Unit 3	11,684 m ²
Unit 2	11,664 m ²	Unit 4	11,558 m ²

UNIT 1

HALL m ²	10,261
MEZZANINE m ²	998
OFFICE AND SOCIAL AREAS m ²	520
TOTAL AREA m ²	11,780
GROUND LEVEL ACCESS	1
DOCK LEVELLERS (GATES)	10
TRUCK PARKING SPACES PER UNIT	3
TRUCK PARKING SPACES PUBLIC	1
CAR PARKING SPACES PER UNIT	42

UNIT 2

HALL m ²	10,294
MEZZANINE m ²	800
OFFICE AND SOCIAL AREAS m ²	570
TOTAL AREA m ²	11,664
GROUND LEVEL ACCESS	1
DOCK LEVELLERS (GATES)	10
TRUCK PARKING SPACES PER UNIT	3
TRUCK PARKING SPACES PUBLIC	1
CAR PARKING SPACES PER UNIT	34

UNIT 3

HALL m ²	10,328
MEZZANINE m ²	840
OFFICE AND SOCIAL AREAS m ²	516
TOTAL AREA m ²	11,684
GROUND LEVEL ACCESS	1
DOCK LEVELLERS (GATES)	10
TRUCK PARKING SPACES PER UNIT	3
TRUCK PARKING SPACES PUBLIC	1
CAR PARKING SPACES PER UNIT	30

UNIT 4

HALL m ²	10,034
MEZZANINE m ²	954
OFFICE AND SOCIAL AREAS m ²	570
TOTAL AREA m ²	11,558
GROUND LEVEL ACCESS	1
DOCK LEVELLERS (GATES)	10
TRUCK PARKING SPACES PER UNIT	3
TRUCK PARKING SPACES PUBLIC	1
CAR PARKING SPACES PER UNIT	35

WAREHOUSE



12.2 M

Clear Height 12.20 m

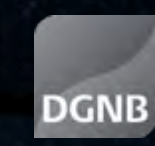


70KN

Load Capacity Warehouse 70 kN/m² Mezzanine 5 kN/m²



Heating by means of Heat Pump



DGNB Platinum Certificate targeted



Smart LED Lighting



WGK Foil

OFFICE AND SOCIAL SPACES



Flexible sizes and bespoke fit-out possible





Heating by means of Heat Pump



Video surveillance & Entrance Control Possible



Natural Lighting

OUTDOOR FACILITIES



EV charger for cars and bicycles



Attractive Recreational Areas



Ecological Property Layout



Weather-protected & Safe Parking Spaces for Bicycles



Secured gates, high security fencing

STEEL

TIMELINE

Building Permit Q2 2026

Construction Start Q2 2026

Completion Q2 2027



STEEL

SUSTAINABILITY FEATURES

SUSTAINABLE CONSTRUCTION METHOD



DGNB Platinum
Certification targeted

ECOLOGICALLY VALUABLE LAYOUT



Buildings and outdoor areas
promote biodiversity and are
designed to be insect and
animal friendly

EPC A EVALUATION



Very high
energy efficiency

EU TAXONOMY COMPLIANT



Sustainable overall
concept

GEG 40 STANDARD



High level of
energy efficiency

SUSTAINABLE TECHNOLOGIES



Building heating
on renewable base
energies

WELL-BEING



High quality outdoor
areas for Employees
and Drivers

PROPERTY



Ecological
layout

ENERGY



Solar panel system
for tenant use

USP'S

TOILETS & SHOWERS FOR TRUCK DRIVERS



Attractive break rooms
and inviting outdoors
spaces

NATURAL LIGHTING



In the offices and
warehouse

SMART LED LIGHTING



Energy saving lighting

MOBILITY



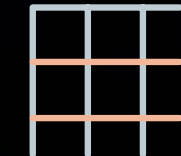
E-Charging options for cars
and bicycles

BICYCLE SPACES



Weather protected and safe
parking spaces for bicycles

OFFICE & SOCIAL AREAS



More individual tenant
improvements

FLOOR PLATE



Load Capacity 70 kN/m²
Mezzanine 5 kN/m²

WGK FOIL



Equipping the hall
area and the low
level with a WGK foil

SECURITY



Secured gates, high
security fencing

SERVICE



Deep yard length
32 m

SECURITY



Video surveillance
& entrance control
possible

STEEL

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FOR FURTHER INFORMATION PLEASE CONTACT

Lars Zimmermann
zimmermann@prodac-ire.de

M: +49 152 / 54 24 74 79

T: +49 211 / 54 25 67 30

Ruhrdeich 10
45525 Hattingen

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PRODAC Industrial Real Estate & BGO continue to develop future-orientated industrial and distribution warehouses throughout Germany.



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